

13 Catherine Street, Frome, BA11 1DB

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Offers over £450,000 Freehold

A beautifully restored Grade II listed Georgian townhouse in the heart of Frome's vibrant St Catherine's quarter. Dating back to circa 1827 and full of character, this elegant home has been renovated to an exceptional standard and offers versatile accommodation with high ceilings, period features and a landscaped courtyard garden.

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 3  2  2 EPC N/R

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DESCRIPTION

Occupying an enviable position in the heart of the ever-popular St Catherine's quarter, just moments from the independent shops and artisan cafés of Catherine Hill, this handsome Grade II listed Georgian townhouse dates back to circa 1827 and has been thoughtfully and tastefully renovated by the current owners over the past twelve years.

Arranged over three floors, the accommodation is both elegant and practical, with a wealth of character features throughout, including high ceilings, sash windows, cast iron radiators and feature fireplaces. The front door opens into a welcoming hallway, leading through to a light-filled drawing room with a striking period fireplace and cosy log burning stove. Adjacent is a well-proportioned dining room with a functioning cast iron fireplace and slab hearth, which in turn leads to a bespoke fitted kitchen with direct access to the garden. A versatile and dry cellar provides useful storage or potential for conversion, subject to any necessary consents

Upstairs, the first floor offers a generous double bedroom overlooking the cobbled street below, complete with a freestanding roll-top bath, a truly luxurious touch. A spacious and beautifully appointed shower room with a large custom-built enclosure completes this level. On the top floor are two further bedrooms and a landing area that could lend itself to a study or reading nook.

Externally, the rear door opens out to a private patio area, fitted with mains powered festoon lighting, perfect for outdoor dining, leading onto a delightfully landscaped garden offering a tranquil retreat from the bustle of town life. At the front the house is set back from the road along a raised terrace, all painted in pastel tones. This is a fine example of a Georgian townhouse blending period charm with contemporary comfort, ideally situated for enjoying everything Frome has to offer, whether as a home or an investment.

LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





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Approximate Area = 1133 sq ft / 105.2 sq m

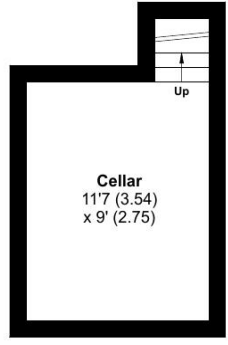
Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 1203 sq ft / 111.7 sq m

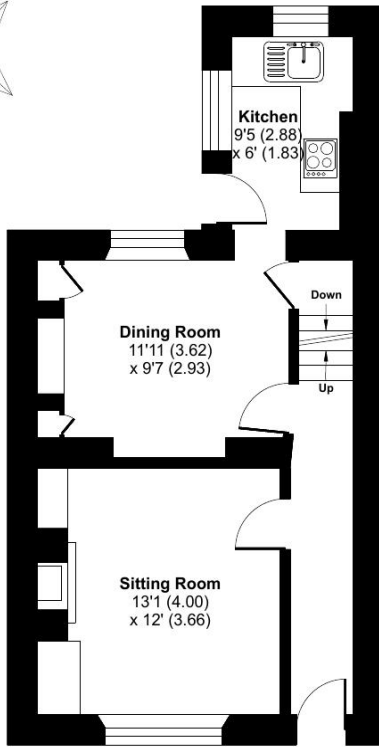
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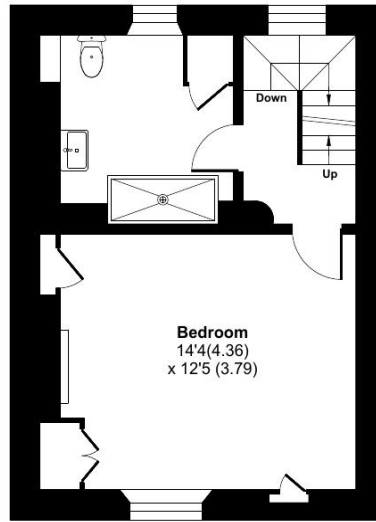
Denotes restricted
head height



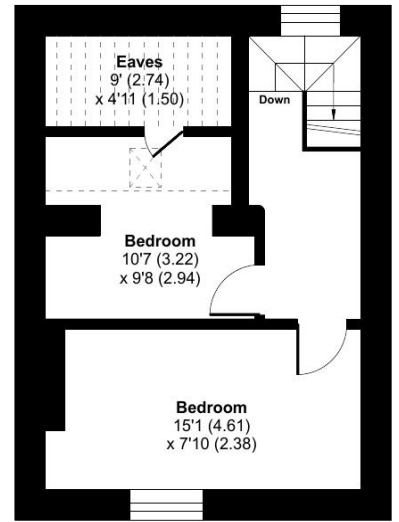
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1309377



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